

HUGUENOT/ROBIOUS/ MIDLOTHIAN AREA PLAN

**An Amendment To The Northern Area Land
Use and Transportation Plan**

**Adopted By The Chesterfield County Board
of Supervisors, October 13, 1993**

**Prepared By The Chesterfield County
Planning Department**

Reformatted October 2006

INTRODUCTION

Within the Huguenot/Robious/Midlothian Study Area lie some of the few remaining large tracts of vacant land in the Midlothian Turnpike corridor. The area is surrounded by established, stable neighborhoods and adjacent to one of Chesterfield County's principal regional shopping centers.

Three of the County's most traveled roads form its boundaries. Presenting both opportunities and challenges, the growth of the Huguenot/Robious/Midlothian Study Area will be critical to the future of Chesterfield County. The purpose of this plan is to help effectively guide any future development that may take place in this area, and at the same time, best serve the interests of property owners, businesses, adjacent neighborhoods and all Chesterfield County residents.

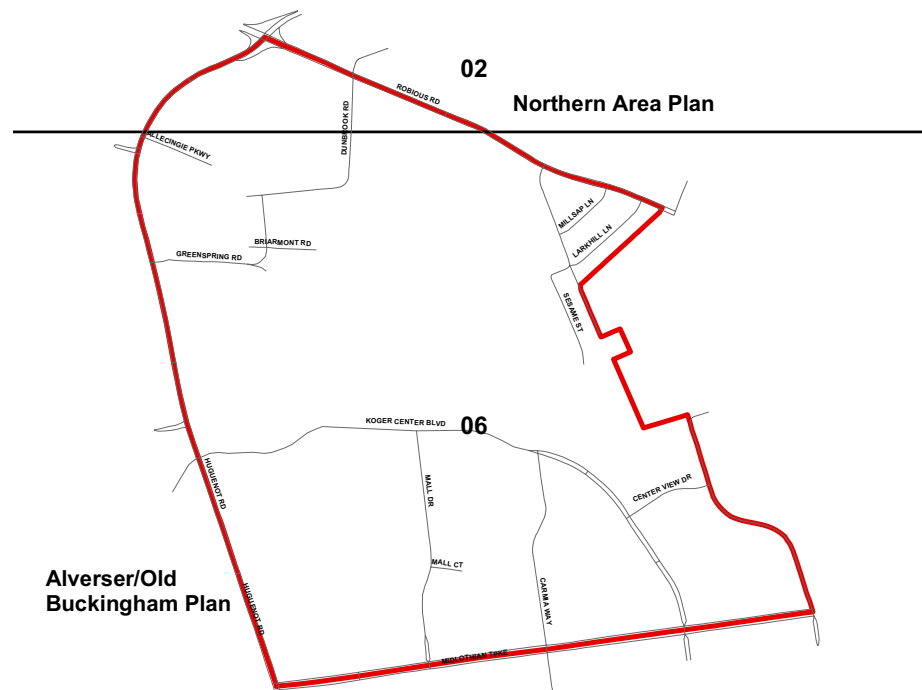
GOALS AND RECOMMENDATIONS

Refer to the goals and recommendations of the adopted Northern Area Land Use and Transportation Plan.

The Huguenot/Robious/Midlothian Area Plan

In 2006, Chesterfield County Planning Department consolidated all individual land use plan maps in the *Plan For Chesterfield* into the county's Geographic Information System (GIS). The land use plan for The Huguenot/Robious/Midlothian Area Plan is now published in two forms: 1) as part of a countywide land use plan map, and 2) on land use plan grid map numbers 02,06

The recommended land use category definitions for the land use plan and the notes associated with the plan follows this page.



Copies of the Plan For Chesterfield countywide land use plan map and each of its more detailed 46 grid maps are available through the following sources:

- On the *Chesterfield County Planning Department* CD. This CD is included with paper copies of *The Plan for Chesterfield*, and also available separately from the Chesterfield County Planning Department.
- On Internet at <http://www.chesterfield.gov/plan>.

Questions Concerning the Plan For Chesterfield and its related land use plans should be directed to the Chesterfield County Planning Department at 804/748-1050 or planning@chesterfield.gov.

THE LAND USE PLAN

Land Use Plan Categories

The following is a more detailed explanation of the land use plan categories found on the following Land Use Plan Map.

Regional Mixed Use: Recommended land uses in this area include a mixture of integrated office parks, regional shopping centers, light industrial parks and/or higher density residential uses. Where appropriate, this area could include community scale mixed uses such as large shopping centers, other commercial uses or offices.

Regional Mixed Use areas should be designed to be compatible with adjacent uses, and provide transitional features and land uses compatible with surrounding residential areas. Offices, higher density housing, churches or other similar uses should be located between more intense commercial or light industrial uses and surrounding residential areas to insure effective land use transitions. Uses should be planned and designed to accommodate pedestrian access.

Medium Density Residential: Recommended residential density of 1.51 to 4.0 units per acre.

The Huguenot/Robious/Midlothian Area Plan

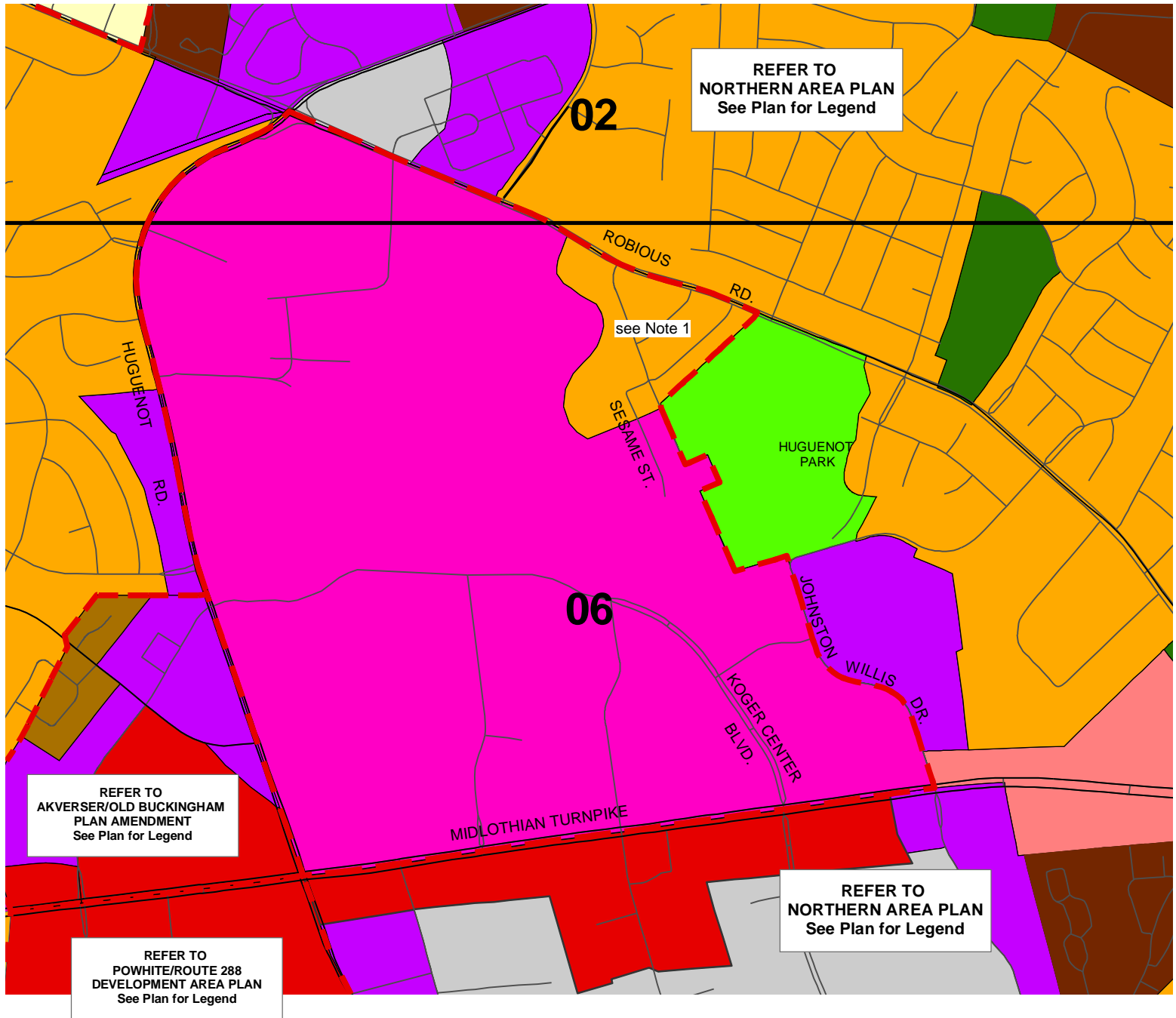
Notes

Note 1:



Continue the 1986 *Northern Area Plan* designation as a medium density residential area. However, this area could be incorporated into the regional mixed use area if the entire area is acquired for such purposes, and the proposed land uses and design provide compatibility with and transition to surrounding land uses.

Huguenot/Robious/Midlothian Area Plan

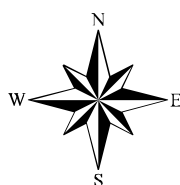
Adopted by the Chesterfield County Board of Supervisors
October 13, 1993



Land Use Categories

-  Medium Density Residential
-  Regional Mixed Use

See Plan Text For Notes



0 1,000 2,000
Feet

Prepared by the Chesterfield County
Planning Department
October 2006